

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL F-3
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, was adopted by the Boston Redevelopment Authority on January 16, 1963, and approved by the City Council of the City of Boston on June 8, 1964; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 602, Table A of the said Urban Renewal Plan sets forth "Land Use and Building Requirements" for Parcel F-3; and

WHEREAS, no feasible proposal has been submitted to the Authority under these Plan controls; and

WHEREAS, it is in the best interest of the Authority to make minor modifications to the land use and building requirements for Parcel F-3 in order to induce development:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A of the Washington Park Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified by deleting therefrom Item 12 in its entirety, and by substituting therefore a new Item 12, Parcel F-3 as follows:

<u>Permitted Uses</u>	<u>Minimum Setback</u>	<u>Max. Bldg. Height</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Net Density</u>	<u>Minimum Parking Rati</u>
	F S R				
Housing, Commercial- Ground Floor	30 30 30	120	2.0	60	0.5

2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

MDC RINK & POOL

WASHINGTON PARK BLVD.

WASHINGTON STREET

F-3

ELMORE ST.

NEW STREET

BRINTON ST.

PARCEL S.12
INSTITUTIONAL

Sketch A

PARCEL F-3 1-14
WASHINGTON PARK
URBAN GENERAL

----- FUTURE WIDENING OF
WASHINGTON STREET
||||| UTILITY EASEMENT

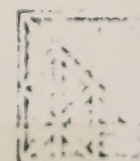


PEDESTRIAN ACCESS



VEHICULAR ACCESS

100 0 100 200



PARCEL
S.8
INSTITUTIONAL

PARCEL B-3
INDUSTRIAL HOMES

MEMORANDUM

May 13, 1971

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: Minor Modifications of Urban Renewal Plan
Disposition Parcel F-3
Washington Park Urban Renewal Area
Project No. Mass. R-24

SUMMARY: This Memorandum requests that the Authority approve minor modifications of the Washington Park Urban Renewal Plan relating to the Land Use and Building Requirements for Parcel F-3.

The Washington Park Urban Renewal Plan, adopted by the Authority in 1963, presently designates Parcel F-3 for use as a Shopping Center with institutional and public use as an alternative. Since 1965, numerous attempts have been made to devise a feasible proposal for development in accordance with these requirements. None has proved successful.

Parcel F-3 consists of approximately 2½ acres of land already acquired and cleared by the Authority and located at the intersection of Martin Luther King Boulevard and Washington Street. In order to induce development of this significant site at an early date, it is deemed appropriate to modify the Urban Renewal Plan Controls for the parcel. In fact, an acceptable proposal for the construction of badly needed low-moderate income housing has been submitted for this site and is the subject of a separate memorandum, requesting tentative designation of a redeveloper. The need for commercial facilities to serve both the neighborhood and the tenants of the proposed new construction can be met by permitting the inclusion of ground floor commercial space in any construction on the site.

Section 1201 of the Urban Renewal Plan provides that minor modifications of the Plan may be effected by vote of the Boston Redevelopment Authority. It is appropriate to modify Section 602, Table A, of the Washington Park Urban Renewal Plan by deleting the present requirements for Parcel F-3 and by substituting as the permitted use "housing, commercial-ground floor". The dimensional requirements for the site should provide a minimum setback of 30', a maximum building height of 120', a maximum F.A.R. of 2.0, a maximum density of 60 du/acre, and a minimum parking ratio of 0.5. In the opinion of the General Counsel, these proposed modifications are minor in nature and do not substantially or materially alter the Plan.

In order to proceed speedily with the development of this long vacant site for needed housing units, I recommend that the

Authority adopt these minor modifications of the Washington Park Urban Renewal Plan for Parcel F-3. An appropriate Resolution is attached.

Attachment

